



## IMPROVING COMMUNITIES IN OREGON

### CONTACT US



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evolve



PEOPLE-FIRST PROPERTY MANAGEMENT  
& WORKFORCE DEVELOPMENT

## EVOLVE PROPERTY MANAGEMENT

Evolve provides training, internships and opportunities for low-income individuals and families while providing exceptional services in property management to the community. We are different in our style of managing affordable and market rate housing and commercial properties in Oregon.



# WHY WE ARE DIFFERENT

We prioritize a people-first approach; that every action we take is an opportunity for new leadership development.

## TRAINING OVERVIEW

Evolve provides a real-world training platform enabling low-income individuals and communities of color to pursue careers in property management, a growing industry in Oregon and pathway to growth and personal development.

## LONG STANDING EMPLOYEES

Evolve is led by a talented board of directors, young and driven leaders and long standing, dedicated employees. The leaders and team Evolve bring a deep commitment to equity and job creation in Oregon and the Pacific Northwest.

## ADAPTIVE SERVICES

Evolve's flexible services are tailored to meet the needs of tenants and property owners in diverse rural and urban communities. With expertise in affordable housing management, our services are designed to adapt to your needs.

## HELPING PEOPLE STAY IN THEIR HOMES

Our commitment to the community is to help individuals and families stay and thrive in their homes. We are proud of our low eviction rates and exceptional compliance performance standards that allow us to focus on making sure tenants and property owners have the services they need.

## OUR SERVICES

WE ADAPT TO YOUR NEEDS



### MANAGEMENT

- MAINTENANCE AND REPAIRS
- UTILITIES AND SERVICES
- STAFF TRAINING
- DAY TO DAY GENERAL DUTIES
- CONTRACT ENFORCEMENT
- POLICY ENFORCEMENT
- INSPECTION OF UNITS
- MARKETING



### OWNERS

- INVESTOR/OWNER
- COMMUNICATIONS
- MANAGEMENT PLANNING
- PERSONNEL PLANNING
- FINANCIAL STEWARDSHIP
- OPERATIONAL STEWARDSHIP
- CAPITAL NEEDS ASSESMENT



### RESIDENT

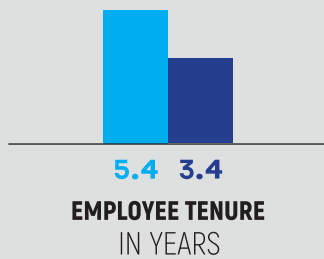
- RELATIONS MANAGEMENT
- RESIDENT SERVICES REFERRAL
- CONFLICT RESOLUTION
- RENT COLLECTIONS
- LEASING



### REPORTING

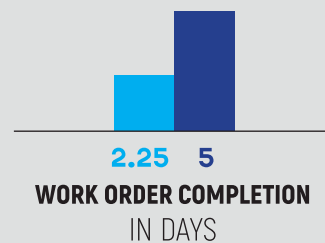
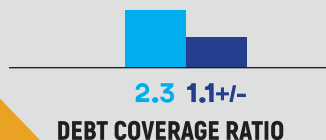
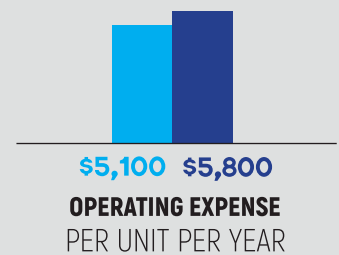
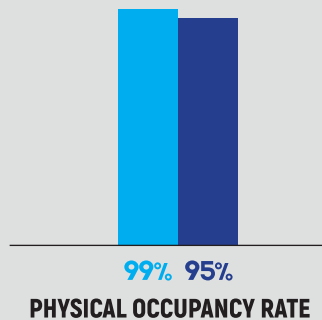
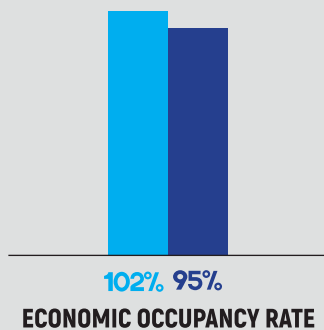
- COMPLIANCE MANAGEMENT
- RECORDS MANAGEMENT
- FINANCIAL REPORTING
- OPERATIONAL ACCOUNTING
- OPERATIONAL BUDGETING

# EVOLVE'S SOCIAL IMPACT



Evolve is proud to report that only 1 eviction occurred in 2016. This is due to our people first approach to keeping people in their homes.

## EVOLVE'S PORTFOLIO PERFORMANCE



EVOLVE  
INDUSTRY IN OREGON

\*NUMBERS ARE FROM 2016 REPORTINGS



# PORTFOLIO & CAPACITY

COMMERCIAL  
MIXED USE

HUD SECTION 8  
RD LIHTC  
HOME FHTC  
**AFFORDABLE  
HOUSING**

**MARKET RATE /  
MIXED INCOME**

## REGIONS OF FOCUS

MARION  
CLACKAMAS  
COLUMBIA  
MULTNOMAH

BENTON  
LINN  
YAMHILL  
POLK

WASHINGTON  
TILLAMOOK  
LINCOLN  
CLATSOP

## COMMUNITY INVESTMENT

Evolve prioritizes the advancement of people of color and low-income communities in the property management industry. We offer various work-shops in property management to facilitate the opportunity for individuals to grow their career options in support of themselves and their families.

CONFLICT  
EQUITY  
TRAINING  
COMPLIANCE  
RESOLUTION  
MAINTENANCE  
FAIR  
HOUSING



### JUAN VENEGAS

A success from Evolve's Training Program, Juan has grown from a resident in Farmworker Housing into our longest standing property manager overseeing our largest properties.